THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorne
First American Center
Nashville, Tennessee 37238
00261141
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Wendell Duncan (NAME)	National Mortgage Corp. (NAME)	MAP 96-14
2907 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 98
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Wendell Duncan and wife, Kathy Duncan and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8049 PAGE 778

Michael O. Thweatt and wife, Connie S. Thweatt

have this day bargained and sold, and do hereby transfer and convey unto the said Wendell Duncan and wife, Kathy Duncan

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 754, Cloverhill Subdivision, Section 9, as of record in Plat Book 2331, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael O. Thweatt and wife, Connie S. Thweatt by deed from Bruce Edward Ferrell and wife, Donna Marie Ferrell, of record in Book 5671, page 943, Register's Office of Davidson County, Tennessee.

05375

IDENTIF. REFERENCE

Feb 21 3 58 PM '90

DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 46,000.00

Subscribed and sworn to before me this the 15th *day of* February *19* 90

My commission expires: 1-17-94 *(Affix Seal)*

Affiant Michael O. Thweatt

Notary Public Linda S. Jones

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 2907 Twin Lawn Drive, Nashville, TN 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 15th *day of* February *19* 90 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael O. Thweatt

Michael O. Thweatt

Connie S. Thweatt

Connie S. Thweatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8049 PAGE 779

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Michael O. Thweatt and wife, Connie S. Thweatt

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* February, *19* 90

Notary Public

Commission expires 1-17-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

4538 02/21 0101 03CHECK 158.80

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8049 PAGE 780

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 46000.00
CON TX 151.80
PRFEE 1.00
WDEED 6.00
TOTAL 158.80
CHECK 158.80

02/21/90 01 15:56 0001 4638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05375

REFERENCE

FEB 21 3 58 PM '90

FELIX Z. WILSON II REGR.
DAVIDSON COUNTY TN.

No. 294616